

# GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Commercial Property			<b>FID #</b>	
<b>BRRTS #:</b>	02-68-283380			<b>(if appropriate):</b>	
<b>COMMERCE #</b> (if appropriate):	53018-2131-22				
<b>CLOSURE DATE:</b>	September 3, 2003				
<b>STREET ADDRESS:</b>	5422 Kettle Dr				
<b>CITY:</b>	Delafield				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	653606	<b>Y =</b>	287487	
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
<b>• IF YES, STREET ADDRESS:</b>					
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>		<b>Y =</b>		
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
<b>• IF YES, STREET ADDRESS 1:</b>					
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>		<b>Y =</b>		
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued					<b>X</b>
Copy of most recent deed, including legal description, for all affected properties					<b>X</b>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<b>X</b>
County Parcel ID number, if used for county, for all affected properties					<b>X</b>
<b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<b>X</b>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<b>X</b>
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>					<input type="checkbox"/>
<b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>					<b>X</b>
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input type="checkbox"/>
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>					<input type="checkbox"/>
<b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>					<input type="checkbox"/>
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour [SEE DETAILED SITE MAP]</b>					<b>X</b>
<b>Geologic cross-sections, if required for SI.</b> (8.5x14' if paper copy)					<b>X</b>
<b>RP certified statement that legal descriptions are complete and accurate</b>					<input type="checkbox"/>
<b>Copies of off-source notification letters (if applicable)</b>					<b>X</b>
<b>Letter informing ROW owner of residual contamination (if applicable)</b> (public, highway or railroad ROW)					<input type="checkbox"/>
<b>Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure</b>					<input type="checkbox"/>



September 3, 2003

Mr. Norm Knief  
Lincoln Contractors Supply  
11111 W. Hayes Ave.  
West Allis, WI 53227

RE: **Final Closure**

**Commerce # 53018-2131-22**      **WDNR BRRTS # 02-68-283380**  
Commercial Property, 5422 Kettle Dr., Delafield

Dear Mr. Knief:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination that remains on site. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen D. Mueller'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stephen D. Mueller  
Hydrogeologist  
Site Review Section

cc: Mr. Joshua Neudorfer, Sigma Environmental Services, Inc.  
Case File

06/18/2003 10:35

LINCOLN CONTRACTORS SUPPLY → 2715125

NO.567 D002



WC2712455-001

JCT 24 01 00 0 7 1 1

STATE BAR OF WISCONSIN FORM 1 1982  
WARRANTY DEED

2712455

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

10-24-2001 10:57 AM

MICHAEL J. HASSLINGER  
REGISTER OF DEEDS

REC. FEE: 4.00  
 REC. FEE-CO: 3.00  
 REC. FEE-ST: 2.00  
 TRAN. FEE: 279.00  
 TRAN. FEE-STAT: 116.00  
 PAGES: 1

This Deed, made between RONALD W. NICKEL

, Grantor,

and LINCOLN CONTRACTORS SUPPLY, INC.

, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in WAUKESHA  
County, State of Wisconsin:

Lot 2 of Certified Survey Map No. 7744, recorded --  
 July 18, 1995, in Volume 66 of Certified Survey Maps,  
 on Pages 215-217, as Document No. 2052677, being a  
 Redivision of Parcel 4 of Certified Survey Map No. 3620 and lands located in part of the  
 Southeast 1/4 of the Southwest 1/4 of Section 22, Township  
 7 North, Range 18 East, in the City of Delafield,  
 County of Waukesha, State of Wisconsin.

DEED: 08073982:002  
(Parcel Identification Number)

TRANSFER  
 \$1395.00  
 FEE

This is not homestead property.  
 (X) (is not)

Together with all and singular the hereditaments and appurtenances thereto belonging;

And GRANTOR

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except  
 municipal and zoning ordinances, easements, restrictions, covenants and agreements  
 of record and taxes and assessments for 1999 and subsequent years.

and will warrant and defend the same.

Dated this 6 day of Oct 2001

\_\_\_\_\_  
 (SEAL) RONALD W. NICKEL (SEAL)

\_\_\_\_\_  
 (SEAL) \_\_\_\_\_ (SEAL)

## AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,  
 authorized by §706.05, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Daniel R. Heiden

(Signatures may be authenticated or acknowledged. Both are not  
 necessary.)

## ACKNOWLEDGMENT

STATE OF WISCONSIN

Waukesha County  
 Personally came before me this 6 day of Oct  
Ronald W. Nickel

to me known to be the person \_\_\_\_\_ who executed the  
 foregoing instrument and acknowledge the same.

Maureen Stapleton  
 Notary Public Waukesha County, Wis.  
 My commission is permanent. (If not, state expiration date:  
11-23, 192003)

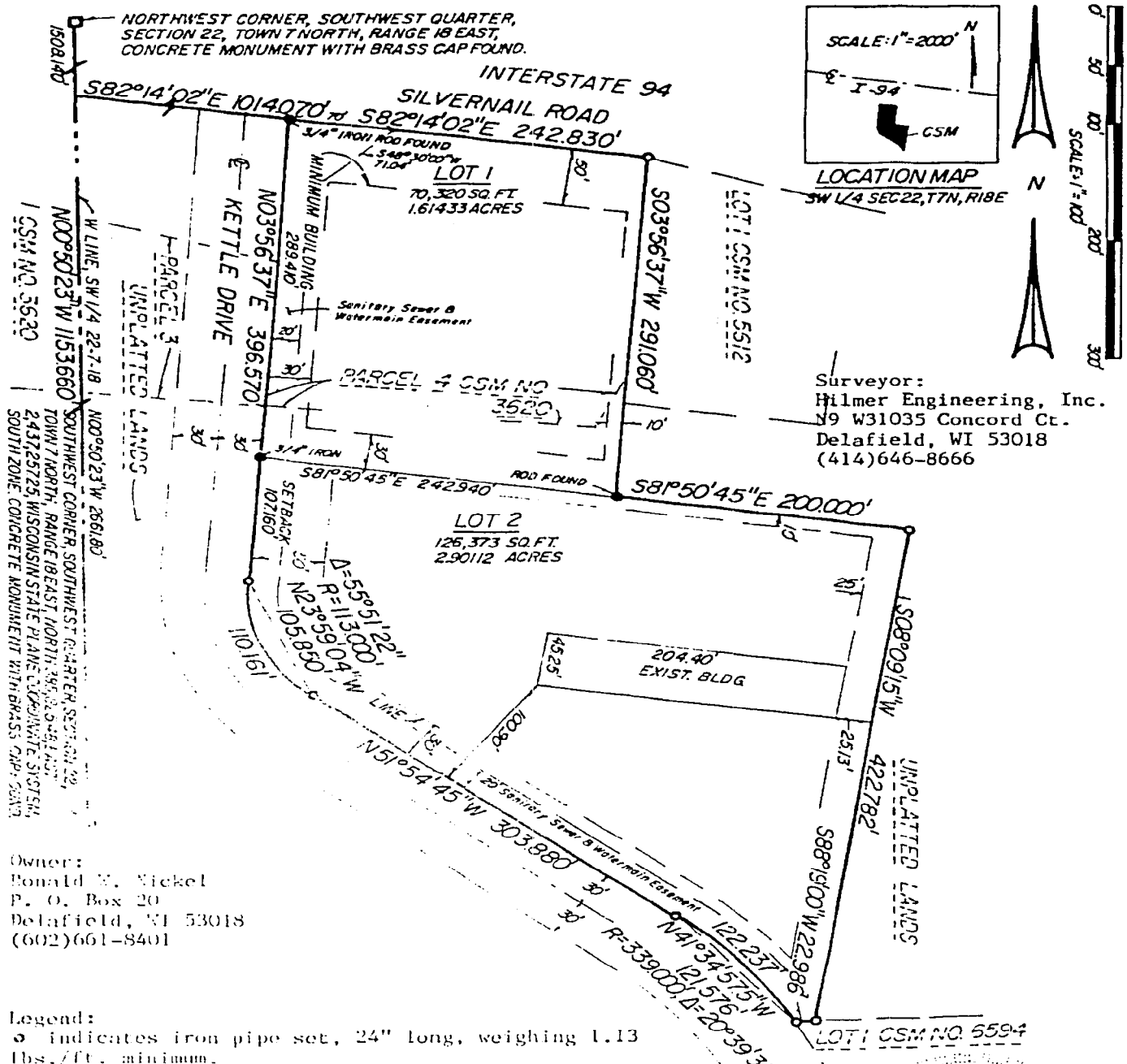
\*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN  
FORM No. 1 - 1982Wisconsin Legal Blank Co., Inc.  
Milwaukee, Wis.

CERTIFIED SURVEY MAP NO. 7744

being a redivision of a part of Parcel 4 of Certified Survey Map No. 3620 and lands located in part of the Southwest Quarter of the Southwest Quarter of Section 22, Town 7 North, Range 18 East, City of Delafield, Waukesha County, Wisconsin.



Stock No. 26273

CERTIFIED SURVEY MAP NO. 7744

being a redivision of a part of Parcel 4 of Certified Survey Map No. 3620 and lands located in part of the Southwest Quarter of the Southwest Quarter of Section 22, Town 7 North, Range 18 East, City of Delafield, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

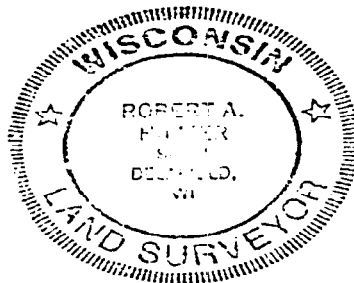
State of Wisconsin)SS  
County of Waukesha)

I, Robert A. Hilmer, surveyor, do hereby certify: That I have surveyed, redivided and mapped part of Parcel 4 of Certified Survey Map No. 3620 recorded as Document No. 1096567 in Volume 27, pages 306-309 of Certified Survey Maps on June 27, 1979 in the office of the Register of Deeds, Waukesha County, Wisconsin and lands located in part of the Southwest Quarter of the Southwest Quarter of Section 22, Town 7 North, Range 18 East, City of Delafield, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Southwest Corner of said Quarter Section; thence North  $00^{\circ} 50' 23''$  West along the West Line of said Quarter Section 1153.660 feet; thence South  $82^{\circ} 14' 02''$  East 1014.070 feet to the place of beginning of the lands hereinafter described; thence continuing South  $82^{\circ} 14' 02''$  East 242.830 feet; thence South  $03^{\circ} 56' 37''$  West 291.060 feet; thence South  $81^{\circ} 50' 45''$  East 200.000 feet; thence South  $08^{\circ} 09' 15''$  West 422.782 feet to a point on the North Line of Certified Survey Map No. 6594; thence South  $88^{\circ} 19' 00''$  West along said North Line 22.986 feet to the Northwest Corner of Lot 1 of said Certified Survey Map; thence Northwesterly 122.237 feet along the East Right-of-Way Line of Kettle Drive and the arc of a curve having a radius of 339.000 feet and whose center lies to the Southwest, chord bears North  $41^{\circ} 34' 57.5''$  West 121.576 feet to the point of tangency of said curve; thence North  $51^{\circ} 54' 45''$  West along the East Right-of-Way Line of Kettle Drive 303.880 feet to a point of curve; thence Northwesterly 110.161 feet along the East Right-of-Way Line of Kettle Drive and the arc of a curve having a radius of 113.000 feet and whose center lies to the Northeast, chord bears North  $23^{\circ} 59' 04''$  West 105.850 feet to the point of tangency of said curve; thence North  $03^{\circ} 56' 37''$  East along the East Right-of-Way Line of Kettle Drive 396.570 feet to the place of beginning, containing 196,693 square feet of land, or 4.51545 acres of land.

That I have made such survey, redivision and map by the direction of Ronald W. Nickel, owner of said land.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division Ordinance of the City of Delafield in surveying, redividing and mapping the same.  
Dated this 1st day of March, 1995.

Robert A. Hilmer  
Robert A. Hilmer, Registered  
Wisconsin Land Surveyor #904  
Hilmer Engineering, Inc.

OWNER'S CERTIFICATE OF DEDICATION

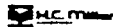
As owner, I hereby certify that I have caused the land described herein to be surveyed, redivided and mapped as represented on the map. I also certify that this map is required by Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Delafield.

WITNESS the hand and seal of said owner this 1st day of June, 1995.

Monte B. Godney

Mayor, Public, Waukesha City

Ronald W. Nickel  
Ronald W. Nickel, owner



Stock No. 26273

CERTIFIED SURVEY MAP NO. 7444

being a redivision of a part of Parcel 4 of Certified Survey Map No. 3620 and lands located in part of the Southwest Quarter of the Southwest Quarter of Section 22, Town 7 North, Range 18 East, City of Delafield, Waukesha County, Wisconsin.

STATE OF  
COUNTY OF

Personally came before me this 1st day of June, 1995, Ronald W. Nickel, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Glenn B. Gedney  
Notary Public, State of  
My commission expires 5/9/99

PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Delafield on this 29th day of March, 1995.

Marilyn A. Czubkowski  
Marilyn Czubkowski, Secretary

E. J. McAleer  
E. J. McAleer, Chairman

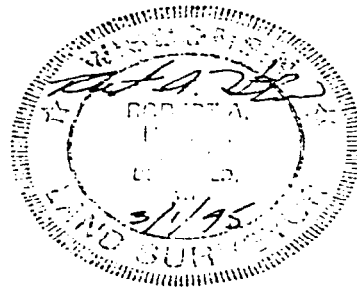
COMMON COUNCIL APPROVAL

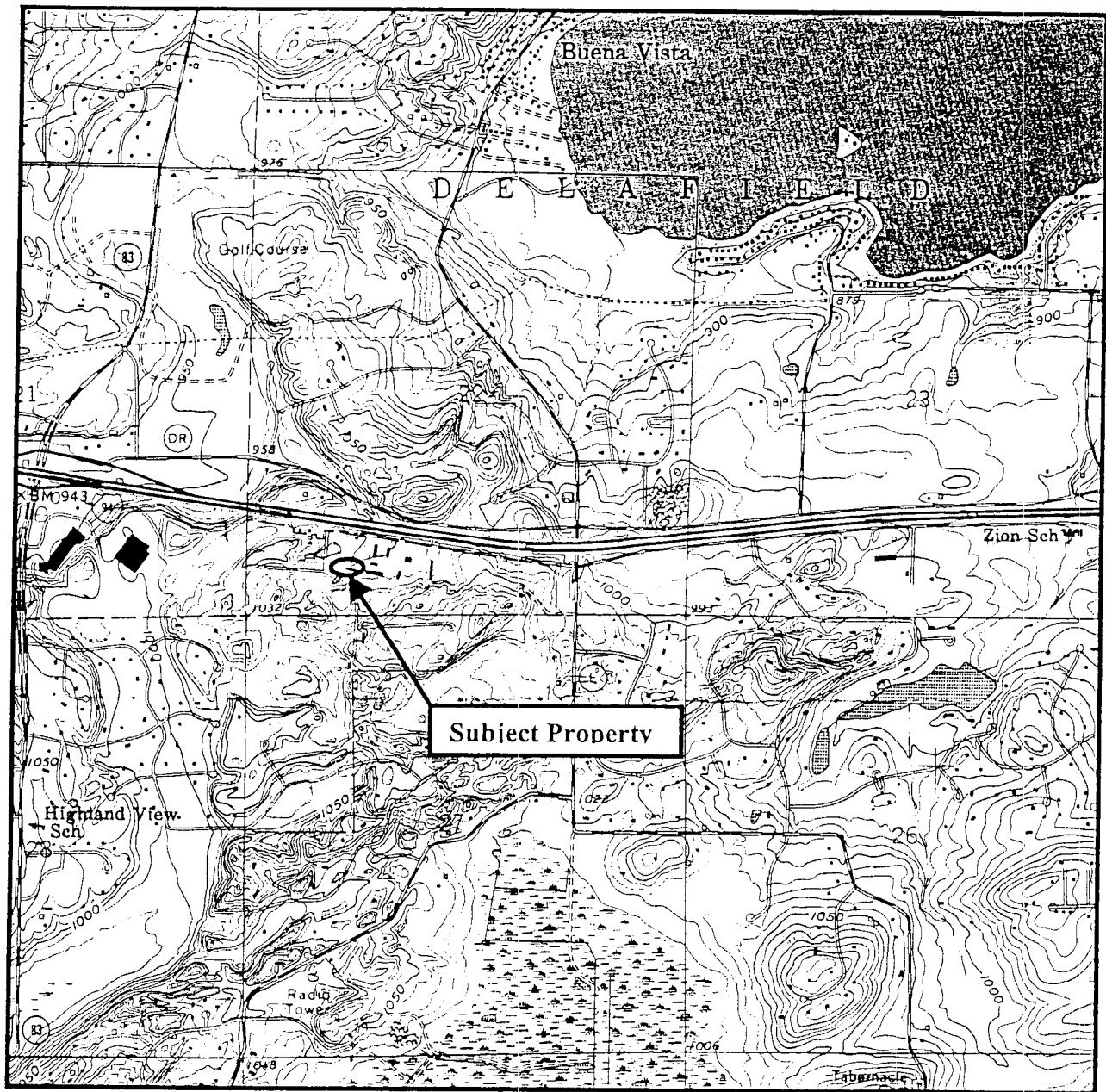
Approved by the Common Council of the City of Delafield on this 3rd day of July, 1995.

Marilyn A. Czubkowski  
Marilyn Czubkowski, Clerk

E. J. McAleer  
E. J. McAleer, Mayor

REGISTER'S OFFICE  
Waukesha Co., WI 182 2052677  
RECEIVED FOR RECORD TIME 1:26 PM  
OF July A.D. 19 95 AT  
9:18 O'CLOCK AM & RECORDED  
IN Vol. 66 of CSM's ON pages 215-217  
Marilyn J. Hasek  
REGISTRAR  
Levy Markene M. Langlois  
Deputy





Source: USGS Hartland, Wisconsin (1959; revised 1994) 7.5-Minute Series (topographic) Quadrangle Map

Scale: 1:24,000

Contour Interval: 10 Feet

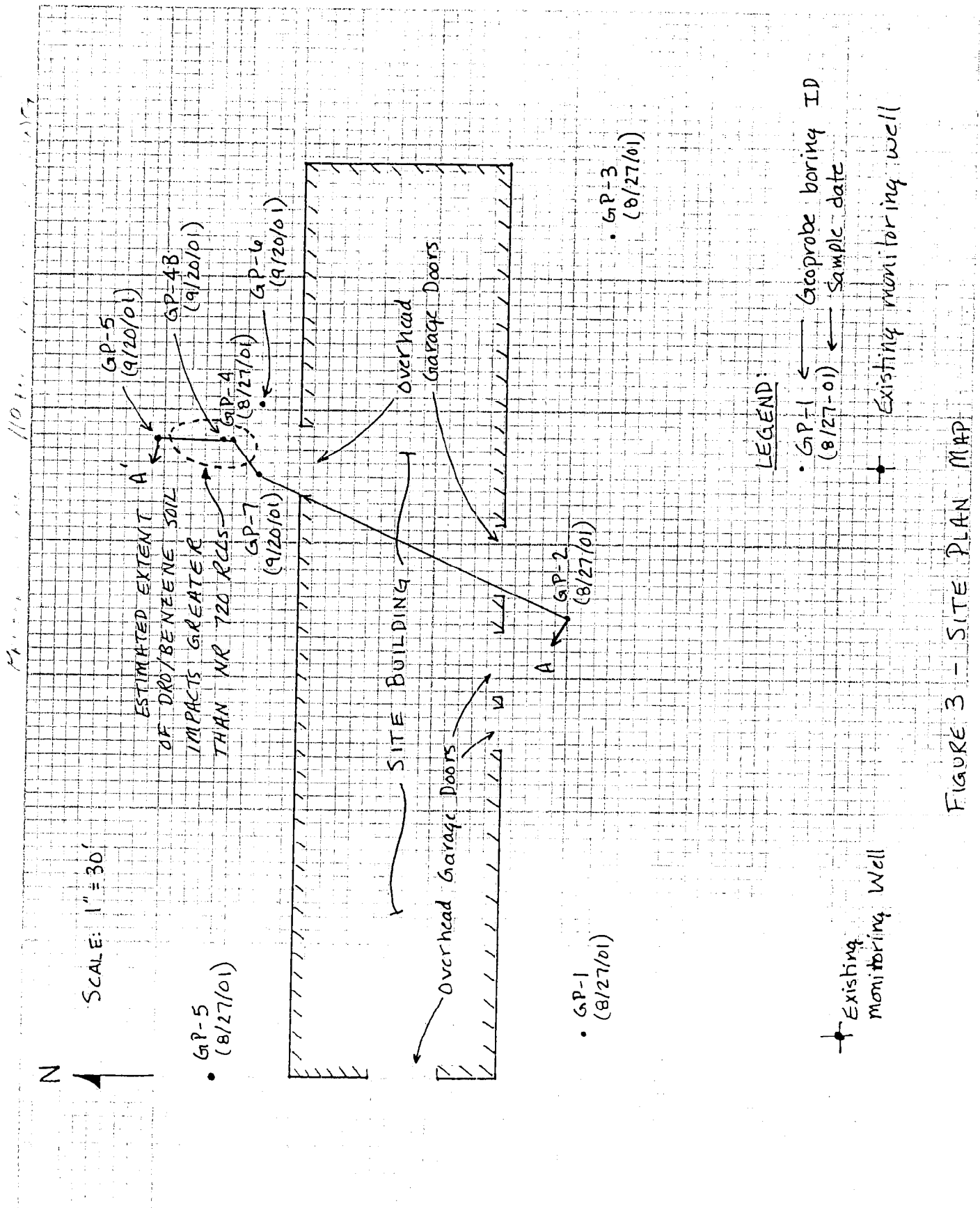
**FIGURE 1**  
Subject Property Location

Commercial Building  
5422 Kettle Drive  
Delafield, Wisconsin  
Project No. 1E-0108004



**GILES**  
ENGINEERING ASSOCIATES, INC.

For **5422 Kettle Drive, Delafield, WI : SITE MAP**



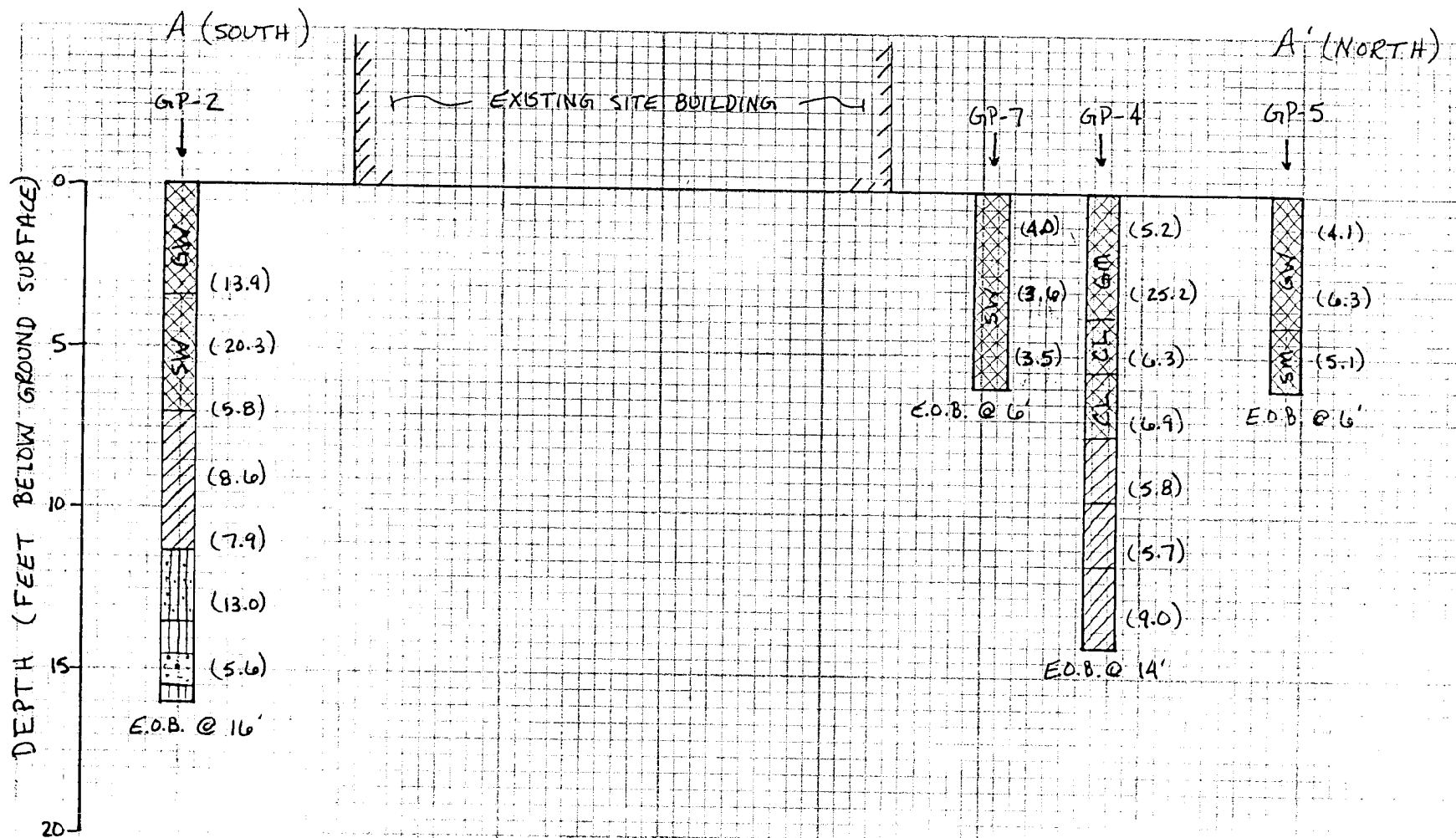


**Table 1**  
**Soil Quality Results**  
**5422 Kettle Drive, Delafield, WI**  
**Sigma Project No. 6964**

Soil Boring ID:		GP-1	GP-2	GP-3	GP-4	GP-5	MeOH Blank	GP-4B		GP-5	GP-6	GP-7	MEOH Blank			
Sample Depth (ft):		2 - 4	4 - 6	0 - 2	2 - 4	10 - 12	---	4 - 6	8 - 10	4 - 6	4 - 6	4 - 6	---	NR 720	COMM 46	COMM 46
Collection Date:		08/27/2001	08/27/2001	08/27/2001	08/27/2001	08/27/2001	08/27/2001	09/20/2001	09/20/2001	09/20/2001	09/20/2001	09/20/2001	09/20/2001	RCL	Table 1	Table 2
Parameter	Units															
PID	i.u.i.	66.3	20.3	49.3	25.1	7.0	---	6.1	5.1	5.1	3.0	3.5	---	NS	NS	NS
DRO	mg/kg	14.6	12.1	<5.13	<b>185</b>	7.15	NA	42.4	6.33	82.3	20.3	96.5	NA	100	NS	NS
GRO	mg/kg	NA	NA	NA	NA	NA	NA	<5.27	<5.53	<5.18	<5.19	<5.21	NA	100	NS	NS
<b>PVOCs</b>																
Benzene	µg/kg	<25	<25	<25	<b>29.2</b>	<25	<25	<25	<25	<25	<25	<25	<25	5.5	8,500	1,100
Ethylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	2,900	4,600	NS
Methyl-t-butyl-ether	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS
Toluene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500	38,000	NS
1,2,4-Trimethylbenzene	µg/kg	<25	<25	<25	164	<25	<25	<25	<25	<25	<25	<25	<25	NS	83,000	NS
1,3,5-Trimethylbenzene	µg/kg	<25	<25	<25	325	<25	<25	<25	<25	<25	<25	<25	<25	NS	11,000	NS
Xylenes (Total)	µg/kg	<25	<25	<25	65.6	<25	<25	<25	<25	<25	<25	<25	<25	4,100	42,000	NS
<b>Detected VOCs</b>																
n-Butylbenzene	µg/kg	<25	<25	<25	458	<25	<25	NA	NA	NA	NA	NA	NA	NS	NS	NS
sec-Butylbenzene	µg/kg	<25	<25	<25	482	<25	<25	NA	NA	NA	NA	NA	NA	NS	NS	NS
tert-Butylbenzene	µg/kg	<25	<25	<25	351	<25	<25	NA	NA	NA	NA	NA	NA	NS	NS	NS
Isopropylbenzene	µg/kg	<25	<25	<25	798	<25	<25	NA	NA	NA	NA	NA	NA	NS	NS	NS
p-Isopropyltoluene	µg/kg	<25	<25	<25	518	<25	<25	NA	NA	NA	NA	NA	NA	NS	NS	NS
n-Propylbenzene	µg/kg	<25	<25	<25	231	<25	<25	NA	NA	NA	NA	NA	NA	NS	NS	NS

**Notes:**

- Laboratory analyses were performed by Great Lakes Analytical (Oak Creek, WI) in accordance with WDNR Modified DRO Method and USEPA Method Number 8021 (VOCs).
- PID = Photoionization detector
- DRO = Diesel range organics, GRO = Gasoline range organics
- i.u.i. = instrument units as isobutylene (reported in ppm)
- µg/kg = micrograms per kilogram (equivalent to parts per billion, ppb)
- NA = not analyzed
- NR 720 RCL = Chapter NR 720 generic Residual Contamination Level
- Comm 46 Table 1 = Code Comm 46, Table 1: Indicators of Residual Petroleum Products in Soil Pores
- Comm 46 Table 2 = Code Comm 46, Table 2: Protection of Human Health from Direct Contact with Contaminated Soil
- NS = No standard established
- Exceedances: **bold** = Concentration exceeds NR 720 RCL



**SCALE:**  
 HOR - 1" = 15'  
 VERT - 1" = 5'

**LEGEND:**

- = FILL - NON-NATIVE SOIL :
- = CL - SEE DESCRIPTION
- = SM - SEE DESCRIPTION
- = ML - INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS
- = SW - SEE DESCRIPTION
- GW = WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
- SW = WELL-GRADED SANDS AND GRAVELY SANDS, LITTLE OR NO FINES
- GM = SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
- CL = INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
- SM = SILTY SANDS, SAND-SILT MIXTURES

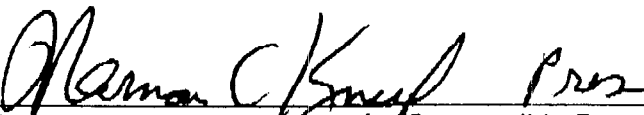
**FIGURE 4 - GENERALIZED GEOLOGIC CROSS SECTION A-A'**

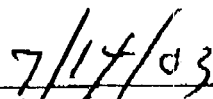
For		
	Made by	Project No.
	Checked by	Sheet No.
	Date	

**GIS Registry Packet**  
**Lincoln Contractors Supply, Inc.**

**STATEMENT BY RESPONSIBLE PARTY**

Lincoln Contractors Supply, Inc., the responsible party for the property located at 5422 Kettle Drive, Delafield, Wisconsin, states that the legal description provided to the Wisconsin Department of Commerce (and attached to this statement) for case file reference 53018-2131-22 is complete and accurate to the best of our knowledge.

  
\_\_\_\_\_  
Signature of Representative for Responsible Party

  
\_\_\_\_\_  
Date

NORMAN C KNIEF